

February 6, 2004

Mr. Clayton A. Campbell, P.E.  
Moore, Bass Consulting, Inc.  
805 North Gadsden Street  
Tallahassee, Florida 32303

Re: Jacob's Landing (TTA040002)  
Tax Parcels #21-33-20-003-0000, 21-33-20-012-0000, and 21-33-25-000-0030

Dear Mr. Campbell:

This letter is to notify you that your application for a technical amendment filed on January 29<sup>th</sup> and supplemented on February 5<sup>th</sup>, has been approved, conditional upon your return to this office a verified copy of the recording (with the Clerk of the Circuit Court of Leon County, Florida) within 30 days of this approval. Page 1 of Attachment 1 illustrates the revised configuration of parcel 21-33-20-003-0000. Page 2 of Attachment 1 includes the revised legal description of parcel 21-33-20-003-0000. Page 3 of Attachment 1 illustrates the revised configuration of parcel 21-33-25-000-0030. Pages 4 and 5 of Attachment 1 include the revised legal description of parcel 21-33-25-000-0030.

This approval is intended to meet the procedural requirements of the City of Tallahassee Subdivision Regulations only, and it does not waive any other applicable local, state, or federal regulations, nor does it constitute a "replat" of a subdivision recorded in the Public Records of Leon County, Florida. This approval is pursuant to Section 20.12 of the City of Tallahassee Subdivision Regulations and is based on the following findings:

1. No additional lots nor streets are created; and
2. The parcels resulting from the technical amendment are not reduced below the minimum sizes required by applicable regulations; and
3. There is no change in the orientation of any parcel adjacent to streets; and
4. No streets are vacated; and

300 S. Adams St.  
Tallahassee, FL 32301-1731  
Phone 850-891-0010 TDD: 711  
talgov.com

JOHN R. MARKS, III  
Mayor

ANITA R. FAVORS  
City Manager

ALLAN J. KATZ  
Mayor Pro Tem

JAMES R. ENGLISH  
City Attorney

ANDREW D. GILLUM  
Commissioner

GARY HERNDON  
City Treasurer-Clerk

DEBBIE LIGHTSEY  
Commissioner

SAM M. McCALL  
City Auditor

MARK MUSTIAN  
Commissioner

5. There will be no impact resulting from the proposed change which would require a public hearing before the Planning Commission.

Should you have any questions, please contact our office at 850.891.7000.

Sincerely,



Wade Pitt  
For the Director  
Growth Management Department

cc: Jay Schuck, NE LUES Team  
Mike Waters, Property Appraiser's Office

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**STATE OF FLORIDA  
COUNTY OF LEON**

The foregoing instrument was acknowledged before me on this 6<sup>th</sup> day of February of 2004, by Wade Pitt, who is personally known to me and who did take an oath.

**NOTARY PUBLIC STATE OF FLORIDA**



Cheryl Andrews  
MY COMMISSION # CC989713 EXPIRES  
December 25, 2004  
BONDED THRU TROY FAIR INSURANCE, INC.

sign: Cheryl Andrews

print: Cheryl Andrews

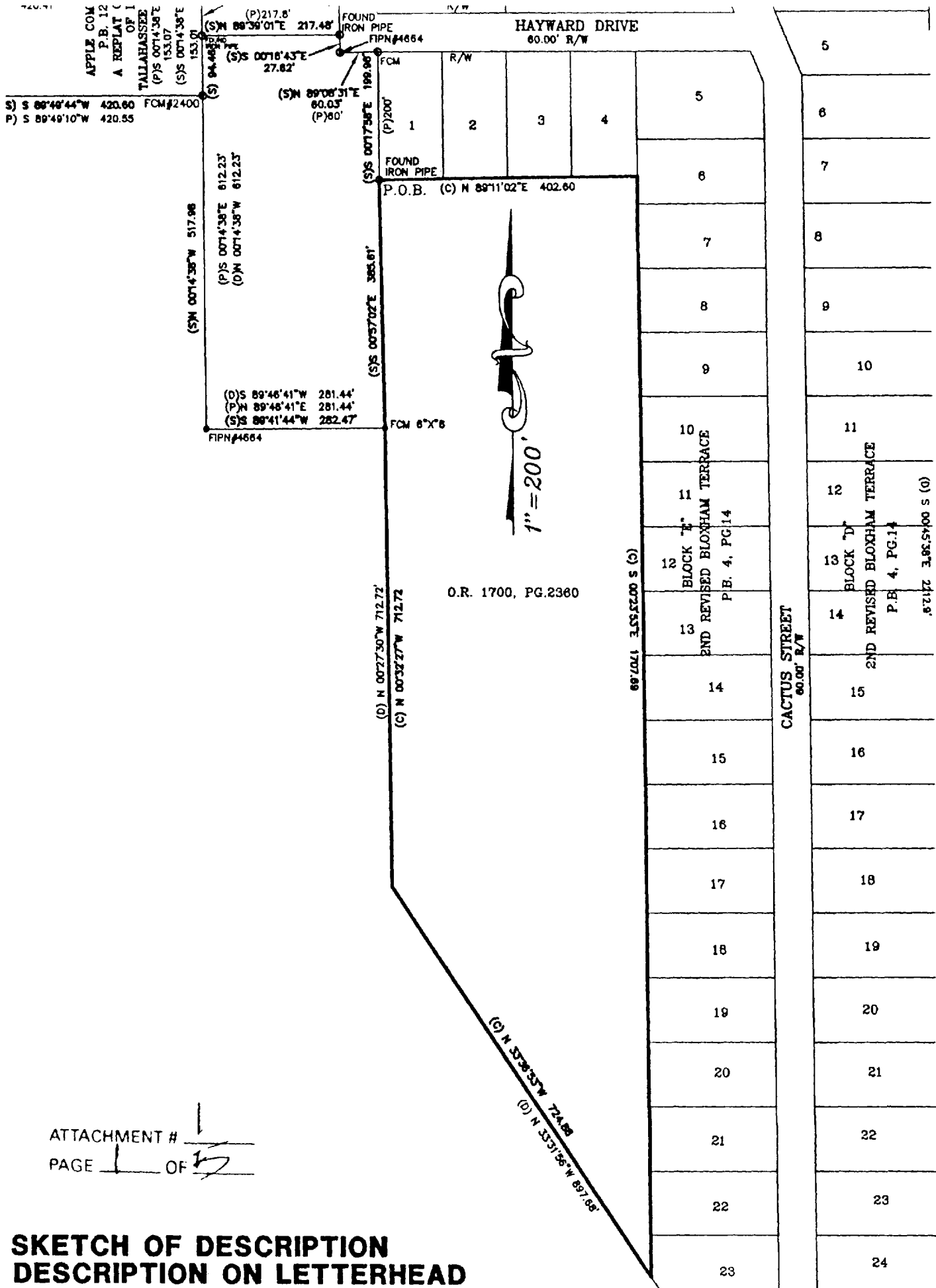
Witness: Lynn M. Bann

Witness: [Signature]

[hc041146]

LEGEND:  
 F.C.M. = FOUND 4" x 4" CONCRETE MONUMENT  
 F.I.P. = FOUND IRON PIN  
 F.N.C. = FOUND NAIL AND CAP  
 #0000 = PROFESSIONAL LAND SURVEYOR CERTIFICATE  
 S.C.M. = SET 4" x 4" CONCRETE MONUMENT #732  
 SIP = SET 1/2" IRON PIN #732  
 S.N.C. = SET NAIL AND 1" CAP #732  
 (P) = PLAT INFORMATION  
 (D) = DEED INFORMATION  
 (C) = CALCULATED INFORMATION  
 (S) = SURVEY INFORMATION

P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 R.O.W. = R/W = RIGHT-OF-WAY  
 C/L = CENTERLINE  
 R = RADIUS  
 D = DELTA OR CENTRAL ANGLE  
 A = ARC LENGTH  
 T = TANGENT DISTANCE  
 CH = CHORD BEARING AND DISTANCE  
 P.B./PG. = PLAT BOOK AND PAGE  
 O.R./PG. = OFFICIAL RECORDS BOOK AND PAGE  
 D.B. = DEED BOOK



ATTACHMENT # 1  
 PAGE 1 OF 5

## SKETCH OF DESCRIPTION DESCRIPTION ON LETTERHEAD



**Broward Davis & Assoc., Inc.**

Planning/Engineering/Surveying/Management

2414 MAHAN DR. TALLAHASSEE, FL 32308  
 (850) 878-4195 (850) 878-2058 (FAX)

REC'D FEB 05 2004

CLIENT: Student Housing Solutions

JOB NO.: 99-470

DATE: 6-9-03 SCALE: 1"=200'

PSR NO.: 22270

REVISIONS:

NOTEBOOK:

SHEET:

1 OF 1

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RANDED SEAL OF A  
 FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT  
 OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

# BROWARD DAVIS & ASSOCIATES INC.

PLANNING • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT • ENVIRONMENTAL  
FLORIDA • GEORGIA • ALABAMA • SINCE 1958

BROWARD P. DAVIS, PLS, RLS (R)  
JOSEPH D. COLEMAN, PLS  
LEE F. DOWLING, PLS, RLS  
LARRY E. DAVIS, PLS (R)



RICHARD L. WHITE, PLS  
ROGER V. WYNN, PE  
RUFUS L. DICKEY, PLS  
WALTER A. JOHNSON, PLS, PE (R)

June 11, 2003

REC'D FEB 05 2004

I hereby certify that the description shown hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-6).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

A Tract of land lying in Section 33, Township 1 North, Range 1 West, Leon County, Florida, being more particularly described as follows:

Begin at a found iron pipe marking the Southwest corner of Lot 1, Block "E" of the Second Revised Plat of Bloxham Terrace, a subdivision as per map or plat thereof recorded in Plat Book 4, Page 14 of the public records of Leon County, Florida, thence run North 89 degrees 11 minutes 02 seconds East along the Southerly boundary of said Block "E" a distance of 402.60 feet to the Southeast corner of Lot 4 of said Block "E", thence leaving said Southerly boundary run thence South 00 degrees 23 minutes 53 seconds East along the Westerly boundary of said Block "E" a distance of 1707.69 feet to the Southerly boundary of property described in Official Records Book 1700, Page 2360 of the Public Records of Leon County, Florida, thence leaving said Westerly boundary run thence North 33 degrees 36 minutes 53 seconds West along said Southerly boundary a distance of 724.88 feet to the Westerly boundary of said property, thence leaving said Southerly boundary run thence North 00 degrees 32 minutes 27 seconds West along said Westerly boundary a distance of 712.72 feet to a found 6"x6" concrete monument, thence leaving said Westerly boundary run thence North 00 degrees 57 minutes 02 seconds East 385.61 feet to the POINT OF BEGINNING.

Richard L. White  
Registered Florida Surveyor No.4816  
smithafter.doc

ATTACHMENT # 1  
PAGE 2 OF 4

P.O.C. = POINT OF COMMENCEMENT  
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FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT  
OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



2414 MAHAN DR. TALLAHASSEE, FL 32308  
(850) 878-4195 (850) 878-2058 (FAX)

## Student Housing Solutions

DATE: 6-9-03 SCALE: 1"=200'

## REVISIONS

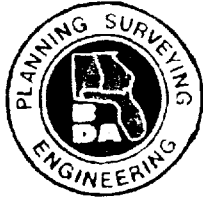
**SHEET:**

1 OF 1

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FLORIDA \* GEORGIA \* ALABAMA \* SINCE 1958

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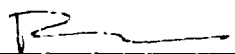
Begin at a found concrete monument lying on the Southerly right-of-way boundary of Hayward Drive (60-foot right-of-way ), also marking the Northwest corner of Lot 1, Block "E" of the Second Revised Plat of Bloxham Terrace, a subdivision as per map or plat thereof recorded in Plat Book 4, Page 14 of the public records of Leon County, Florida, thence leaving said Southerly right-of-way boundary run thence South 00 degrees 17 minutes 58 seconds East along the Westerly boundary of said Lot 1 a distance of 199.98 feet to a found iron pipe marking the Southwest corner of said Lot 1, thence leaving said Westerly boundary of said Lot 1 run thence South 00 degrees 57 minutes 02 seconds East 385.61 feet to a 6"x6" concrete monument, thence run South 89 degrees 41 minutes 44 seconds West 282.47 feet to a found iron pin #4664, thence North 00 degrees 14 minutes 38 seconds West 517.98 feet to a found concrete monument #2400 marking the Southeast corner of Lot 4 of Apple Commercial Park, a subdivision as per map or plat thereof recorded in Plat Book 12, Page 62 of the Public Records of Leon County, Florida, thence run South 89 degrees 49 minutes 44 seconds West along the Southerly boundary of said Lot 4 a distance of 420.60 feet to a found concrete monument #2400 marking the Southwest corner of said Lot 4, said concrete monument #2400 also lying on the Easterly right-of-way boundary of Appleyard Drive (120-foot right-of-way), thence run North 00 degrees 09 minutes 45 seconds West along said Easterly right-of-way boundary a distance of 299.62 feet to a found iron pin #6816 marking the Northwest corner of Lot 3 of said Apple Commercial Park, thence along the Northerly boundary of said Lot 3 as follows: thence North 89 degrees 22 minutes 13 seconds East 290.39 feet to a found iron pin #6816, thence North 00 degrees 13 minutes 25 seconds West 150.03 feet to a found iron pin #6816, thence North 89 degrees 24 minutes 47 seconds East 129.74 feet to a found iron pin #3328 marking the Northeast corner of said Lot 3, said iron pin #3328 also lying on the Westerly boundary of Block "A" of the aforesaid Second Revised Plat of Bloxham Terrace, thence leaving said Northerly boundary of said Lot 3 run South 00 degrees 14 minutes 38 seconds



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2414 MAHAN DRIVE • POST OFFICE BOX 32367 • TALLAHASSEE, FLORIDA 32308-2367 • (850) 878-4195 • (850) 878-2058 (FAX)

ATTACHMENT # 1  
PAGE 4 OF 6

East along said Westerly boundary a distance of 358.45 feet to a found iron pipe marking the Southwest corner of said Block "A", thence leaving said Westerly boundary run North 89 degrees 39 minutes 01 seconds East along the Southerly boundary of said Block "A" a distance of 217.48 feet to a found iron pipe lying on the Westerly right-of-way boundary of McKeithen Street (60-foot right-of-way), thence leaving said Southerly boundary run South 00 degrees 16 minutes 43 seconds East along said Westerly right-of-way boundary a distance 27.62 feet to a found iron pin #4664 lying on the Southerly right-of-way boundary of aforesaid Hayward Drive, thence leaving said Westerly right-of-way boundary run thence North 89 degrees 08 minutes 31 seconds East along said Southerly right-of-way boundary a distance of 60.03 feet to the POINT OF BEGINNING

  
\_\_\_\_\_  
Richard L. White  
Registered Florida Surveyor No. 4816  
jacobsafter.doc

ATTACHMENT #   
PAGE  OF 